

ATTACHMENT 1:

AMENDMENTS TO PRECINCT PROVISIONS SOUGHT IN APPEAL

I552. Warkworth North Precinct

I552.1. Precinct Description

The zoning of land within the Warkworth North Precinct and Stubbs Farm Development Area – Sub precinct is Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban, Business – Mixed Use, Business - Local Centre and Open Space – Informal Recreation zone.

The Warkworth North Precinct extends north and west of Falls Road to the motorway designation and Great North Road (SH1), west to Viv Davie-Martin Drive properties; and east to the Mahurangi River tributary that adjoins the existing Hudson Road Industrial area, and the Business – General Business zoned land further to the east. The Precinct covers approximately 75 hectares of land.

A Sub-precinct A is proposed over the Stubbs Farm Development Area to secure the outcomes for watercourses, including mitigation related to the construction of the Western Link Road and formation of developable land; and to guide development of the Business – Local Centre. The Sub-precinct covers approximately 43 hectares.

Precinct Plan 2 sets out the multi-modal transportation connections and open space network required for the Warkworth North Precinct to achieve connection, recreation and a pedestrian and cycling network along the riparian areas within the precinct and to the wider Warkworth area. Key elements of the transport network that are required by Precinct Plan 2 include the Western Link Road (WLR), collector roads, future road connections, walking and cycling shared path, and the indicative public transport interchange.

A Western Link Road will provide an arterial route through the precinct connecting to Great North Road (SH1) / Matakana Link Road in the north and Mansel Drive / Falls Road in the south. Construction of the Western Link Road will be integrated with subdivision and development within the Warkworth North Precinct. The Western Link Road may be constructed as a collector road as an interim measure provided adequate provision is made for a future upgrade to an arterial standard by Auckland Transport.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I552.2. Objectives [rp/dp]

- (1) To achieve high quality urban design outcomes through:
 - a. providing key road connections securing the Western Link Road to connect at Great North Road (SH1) / Matakana Link Road and Mansel Drive / Falls Road;

- b. minimising loss of, or reduction in ecological values, and enhancing retained ecological values to achieve no net loss of biodiversity and where practical achieve a net gain.
 - c. retaining and enhancing areas of open space that also assist in providing opportunities for recreation; as well as pedestrian and cycleway connectivity;
 - d. providing a well-connected Local Centre to provide frequent retail and service needs for the community; ~~and~~
 - e. providing a balance of employment land and places for people to live with a choice of living types and environments; and
 - f. managing the visual amenity along the shared boundary with the existing Viv Davie-Martin Drive properties.
- (2) A safe and integrated transport system is established within the precinct including strategic road connections, a choice of travel modes, and measures which promote walking, cycling and use of public transport.
- (3) Subdivision and development:
- a. recognises, protects and supports strategic transport connections through the precinct which support growth in the wider Warkworth area.
 - b. is co-ordinated with the delivery of the transport and wastewater infrastructure and services required to provide for development within the precinct and connect it to the wider transport and wastewater networks.
 - c. occurs within the precinct in a manner which avoids, remedies or mitigates adverse effects on the safe and efficient operation of infrastructure and services.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I552.3. Policies [rp/dp]

- (1) Locate the Local Centre in close proximity to walking, cycle; public transport connections; and open space areas to ensure a high quality urban design outcome.
- (2) Identify and protect a route for the Western Link Road within the Precinct as a future strategic arterial transport route connecting with Great North Road (SH1) / Matakana Link Road to the north and with Mansel Drive / Falls Road to the south, and provide the indicative collector roads.
- (3) Provide an indicative network of open space areas including riparian margin stream protection and wetland areas to:

- a. protect and enhance existing ecological values;
 - b. provide for areas of public open space,
 - c. provide for geomorphically effective stream management solutions;
 - d. optimise walkway and cycleway connectivity.
- (4) Enable the limited number of streams and wetlands identified on Precinct Plan 3 to be diverted, reclaimed, drained or otherwise modified to enable efficient development or urban land resource.
- (4A) Enhance retained streams and wetlands and prevent stream bank erosion from new impervious surfaces using techniques such as riparian planting; boulder clusters; spur dikes, vanes and other rock deflectors; rock riffles; cobble or substrate; cobble floodways; root wads or large wooden debris; vegetated floodways; live siltation; erosion control blankets; living walls and install culverts designed to enable fish passage.
- (5) Provide adequate design detail at resource consent stage for the Local Centre demonstrating how the design will:
- a. connect to adjoining open space and riparian areas as well as the road network; and
 - b. provide for accessible and versatile spaces; as well as demonstrating that the design is in accordance with best practise including CPTED principles.
- (6) Require subdivision and development to align with the provision of wastewater infrastructure; and the transport infrastructure and services identified on Precinct Plan 2 to enable transport connections within the Precinct and to adjacent land.
- ~~(7) To provide for the delivery of the Western Link Road concurrent with adjacent built form development.~~
- (8) Require the Western Link Road to be constructed to at least a collector standard in the interim to service subdivision and development within the Precinct with provision made for its future upgrading by Auckland Transport to provide a strategic transport connection.
- (9) Restrict direct vehicle access onto the Western Link Road and across any cycling facility (including any shared use path) to support the safe and efficient operation of the transport network for walking, cycling and public transport.
- (10) Demonstrate how the design of the Western Link Road will:
- a. Achieve a publicly accessible movement corridor as a unifying element of development within the Precinct;
 - b. Facilitate safe and legible pedestrian and cycling movements between residential zones and the Local Centre; and

- c. Provide a vegetated median of sufficient width to incorporate street trees.
- (11) Ensure that new buildings located in proximity to the shared boundary with the existing Viv Davie-Martin Drive dwellings are sufficiently set back to protect visual amenity.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I552.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless otherwise specified below.

Note: For clarity, the activity status for development or subdivision in relevant underlying zones, Chapter E27 and for subdivision in E38 – Urban do continue to apply to development or subdivision in this precinct.

Table I552.4.1 Activity table

Activity		Activity status	
		Warkworth North Precinct	Sub-precinct A
Subdivision and development [dp]			
(A1)	Subdivision or development in the Warkworth North Precinct in accordance with standards I552.6.1, I552.6.3, I552.6.4, I552.6.5 and I552.6.6 and <u>I552.6.6A</u> .	RD	RD
(A2)	Subdivision or development of land in accordance with the Warkworth North Precinct Plan - Precinct Plan 2 – Multi Modal Transportation Connections and Open Space Network	RD	RD
(A3)	Subdivision or development in the Warkworth North Precinct not meeting standards I552.6.2, I552.6.3, or I552.6.4.	DA	DA
(A4)	Subdivision or development in the Warkworth North Precinct not meeting standards I552.6.1, I552.6.5, and I552.6.6 and <u>I552.6.6A</u> .	NC	NC
(A5)	Subdivision or development in the Warkworth North Precinct not in accordance with the Warkworth North Precinct Plan – Precinct Plan 2 – Multi Modal Transportation Connections and Open Space Network.	DA	DA
(A6)	Construction of a building not meeting standard I552.6.7.	DA	DA
Streams and wetlands [rp]			

<u>(A6)</u>	<u>Enhancement of streams and/or wetlands in the locations identified on Precinct Plan 3 that does not meet E3.6.1.2(2).</u>	<u>P</u>	<u>P</u>
(A7)	Stream works (including culverting of permanent and intermittent streams) to construct the WLR within Sub-precinct A only that do not meet the permitted activities and permitted standards under chapter E3.	RD	RD
<u>(A8)</u>	<u>The diversion, reclamation, drainage, or other modification of any stream or wetland in the locations identified on Precinct Plan 3 that does not meet the permitted activities and permitted standards under chapter E3 but meets Standard I552.6.2.</u>	<u>RD</u>	<u>RD</u>
<u>(A9)</u>	<u>The diversion, reclamation, drainage, or other modification of any stream or wetland loss in the locations identified on Precinct Plan 3 that do not meet the permitted activities and permitted standards under chapter E3 or Standard I552.6.2.</u>	<u>NC</u>	<u>NC</u>

I552.5 Notification

- (1) ~~An application for resource consent for a controlled activity listed in Activity Table I552.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.~~
- (2) Any application for resource consent that infringes the following standard(s) will be considered without public notification; and limited notification shall not apply to any person other than Auckland Transport, the New Zealand Transport Agency and the owners of land crossed by the Western Link Road; and there is no need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) Standard I552.6.1 Western Link Road;
 - (b) Standard I552.6.4 Vehicle access to Western link Road and roads with separated cycleways or shared paths;
 - (c) Standard I552.6.5 Staging.
- (3) Any application for resource consent that infringes the following standard(s) will be considered without public or limited notification to any person other than Watercare or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) Standard I552.6.6 Standards for wastewater.

- (4) Any application for resource consent that infringes the following standard(s) will be considered without public or limited notification or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) Standard I552.6.2 Streams and wetlands;
 - (b) Standard I552.6.3 – Pedestrian connections to the Local Centre;
 - (c) Standard I55.2.6.6A – Standards for Stormwater.
- (5) Any application for resource consent for an activity listed in Activity Table I552.4.1 and which is not listed in I552.5(1); I552.5(2); I552.5(3) or I552.5(4) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (6) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I552.6. Standards

- (1) Unless specified below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Table I552.4.1 above.
- (2) The following Auckland-wide rules ~~does~~ not apply to ~~activity (A7)~~, activities (A6) – (A9) listed in Activity Table I552.4.1 above:
- (a) *E3 (A33) Culverts or fords more than 30m in length when measured parallel to the direction of water flow.*
 - (b) *E3 (A49) New reclamation or drainage, including filling over a piped stream*
 - (c) *E3 (A44) Any activities not complying with the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.14 to E3.6.1.23*
- (3) Activities listed in Activity Table I552.4.1 must comply with all Standards as relevant below.

I552.6.1. Standard – Western Link Road

Purpose:

- To provide for the transport needs of the precinct while enabling delivery of the Western Link Road shown on Precinct Plan 1 as a strategic transport connection in the network serving the wider Warkworth area.
- (1) Subdivision or built form development ~~occurring on~~ of land adjacent to the Western Link Road ~~shown on Precinct Plan 1~~ shall include the simultaneously construction of the adjacent portion of this Road to Collector Road standard ~~that~~ with:

- a. ~~a connects~~ connection to Falls Road/ Mansel Drive and/or Great North Road (SH1); and
 - b. ~~with~~ appropriate design and sufficient setbacks to enable future upgrading to an Arterial Road standard that provides:
 - i. 4 lanes of traffic;
 - ii. Separated cycle ways
 - iii. Footpaths, road berms and median of sufficient width to accommodate landscaping including street trees.
- (2) Subdivision or built form development of land adjacent the connection of the Western Link Road to Great North Road (SH1) shall ensure the connection is designed to ensure a safe and efficient connection at the Matakana Link Road intersection.
- (3) Subdivision or built form development of land adjacent the connection of the Western Link Road to Falls Road shall ensure the connection is designed to ensure a safe and efficient intersection with Mansel Drive and an extension of the shared path along Falls Road.

Note: The landowners will fund the construction of the Collector Road and vest the land required for the Collector Road in Auckland Council. Compensation will be payable for the land required for the future upgrading to an arterial road standard (unless otherwise agreed between all parties).

1552.6.2. Standard – Stream Works within Sub-Precinct A for the ~~Western Link Road~~

Purpose:

- To ensure all stream works for the construction of the WLR within ~~s~~Sub-precinct A are provided for.
 - To achieve the stream and wetland enhancement works that are necessary to support the required stream works for the construction of the WLR within Sub-precinct A.
 - To offset the stream works required for the efficient development of the urban land resource to achieve improved ecological values and water quality now and into the future.
- (1) The extent of stream works to achieve the construction of WLR shall be limited to the ~~culverting~~ works necessary to construct the WLR as shown on Precinct Plan 1.
 - (2) The ~~stream enhancement~~ onsite mitigation necessary to support the extent of stream works to construct the WLR shall be undertaken with reference to the requirements and direction of Chapter E3 including being undertaken in accordance with the best practice guidelines including Appendix 16 of the Unitary Plan; TP148 – Auckland Council Riparian Zone Management; Guidance for

Water Sensitive Design (GD04) – 8.1 Riparian Buffers and Planting and Auckland Council's Strategy for Urban Ngahere (Forest).

(3) The stream works identified on Precinct Plan 3 as being required to achieve efficient development of the urban land resource shall be offset by the stream and wetland enhancement shown on Precinct Plan 3 undertaken in accordance with the best practice guidelines including Appendix 16 of the Unitary Plan; TP148 – Auckland Council Riparian Zone Management; Guidance for Water Sensitive Design (GD04) – 8.1 Riparian Buffers and Planting and Auckland Council's Strategy for Urban Ngahere (Forest).

(4) There shall be no net loss in biodiversity and, where practical, a net gain shall be achieved across the sub Precinct. The offsetting proposal is to be prepared in accordance with Policy E3.3(4).

I552.6.3. Standards for Pedestrian Connections

Purpose:

- To achieve accessible and high-quality pedestrian connection to the Local Centre that provides positively for the needs to the local community.
- (1) Pedestrian connections shall be provided to the adjoining indicative open space areas at the time the Local Centre is developed; including, if achievable a link to Hudson Road.
 - (2) At the time of adjacent land development pedestrian connections generally as detailed in Precinct Plan 2 shall be provided.

I552.6.4. Standards for vehicle access to Western Link Road and roads with separated cycleways or shared paths

Purpose:

- To ensure the safety of cyclists and pedestrians and facilitate public transport
- (1) Sites that front onto the Western Link Road or roads with separated cycleways or 3m shared path (pedestrian / cycle) must not have direct vehicle access to the road and must be provided with access from rear lanes (access lots) or side roads at the time of subdivision.

I552.6.5. Standards for staging

Purpose:

- To ensure staging of subdivision and development is integrated with the delivery of transport infrastructure and services
 - To ensure that the ~~staged~~ traffic effects of the precinct are ~~reconsidered~~ addressed as the staged urbanisation of the land occurs.
- (1) Any ~~subdivision or application for~~ built form development within Warkworth North Precinct intended to be occupied in advance of the completion of the full extent of the new collector road from Falls Road / Mansel Drive to Great North Road (SH1) / Matakana Link Road must be supported by a Traffic Impact Assessment

that addresses the Precinct Provisions and determines whether any staging is requiredsought. For clarity ~~the exemption identified under E27.6.1.(1)(b) does not apply to the precinct.~~

- (2) Built form development within the precinct must not be occupied until such time that the identified infrastructure upgrades in Table I552.6.5.1 are constructed:

Table I552.6.5.1 Threshold for Development – Transport

Trigger	Infrastructure work required to exceed threshold
any built form development within Sub-precinct A	Provision of signals at Falls Road / Mansel Drive intersection with upgrade to connect new collector road
any built form development outside Sub-precinct A	Upgrade to Great North Road (SH1) / Matakana Link Road intersection to connect new collector road. New collector road link from Falls Road / Mansel Drive to Great North Road (SH1)

I552.6.6. Standards for Wastewater

Purpose:

- To ensure efficient delivery of wastewater infrastructure for Warkworth North.
- (1) Wastewater servicing for the Warkworth North Precinct shall connect to the Watercare North East network.

I552.6.6A Standards for Stormwater

Purpose

- To ensure the Stormwater Management Area – Flow 1 requirements are met.
- (1) Stormwater management is in accordance with the Stormwater Management Plan approved by the Environment Court in [decision reference].

I552.6.7. Standard for yards adjacent to Viv Davie-Martin Drive properties

Purpose:

- To ensure a sufficient building setback along this shared boundary to protect the visual amenity of the adjoining Viv Davie-Martin Drive sites.
- (1) A building or parts of a building must be set back ~~which adjoin a~~ from the boundary with a Viv Davie-Martin Drive site ~~must be set back from the shared boundary~~ by a minimum depth of ~~9m~~ 4m.

I552.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I552.8. Assessment – restricted discretionary activities

I552.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlays, Auckland-wide or zones provisions:

- (1) Transport Infrastructure and Open Space:
 - (a) Safe, efficient and effective connectivity to adjacent land;
 - (b) Appropriateness of design to fulfil the transport network and open space purposes and Precinct policy I552.3(3) and 1552.3.(10); and
 - (c) Provision for active transport modes.
- (2) Streams and wetlands (A7):

Refer to the matters for discretion for Restricted Discretionary Activities at E3.8.1 as relevant.
- (2A) Streams and wetlands (A8):
 - (a) Maintenance, and where practicable, enhancement of biodiversity values.
- (3) Local Centre:
 - (a) Provision of practical, safe, quality and functional connections to adjoining open space and riparian areas;
 - (b) Extent to which built development is designed to positively activate and engage with adjoining roads and public spaces.
 - (c) Landscape design.
- (4) Staging of development or timing of infrastructure and services.
 - (a) The extent of coordination with the provision of infrastructure.
- (5) Wastewater connections.
 - (a) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth North to be provided in an efficient and comprehensive way.

I552.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlays, Auckland-wide or zones provisions:

- (1) assessment criteria for Transport infrastructure and Open Space;
 - (a) A transport network shall be developed that responds to the transportation needs of Warkworth North and the wider area now and into the future, which includes the Western Link Road and other transport infrastructure identified on Precinct Plan 2.

- (b) The extent to which the Western Link Road can be constructed to a collector road standard as an interim measure with appropriate design and additional land set aside to enable future upgrading to an arterial standard.
 - (c) The extent to which transport connections are provided to adjacent land areas as indicated on Precinct Plan 2 and within the precinct the use of cul-de-sacs is restricted. Where cul-de-sacs cannot be avoided, the extent to which future linkages to adjacent land are not precluded.
 - (d) The provision of connected active transport modes.
 - (e) The extent to which the open space network and pedestrian and cycling network is delivered as indicated on Precinct Plan 2 and achieves Policy I552.3.(3).
- (2) assessment criteria for stream works for the construction of the WLR within Sub-precinct A only (A7):
- (a) Refer to the assessment criteria referenced under E3.8.2.(1) as relevant.
 - (b) The mitigation or offset measures proposed to ensure no net loss of biodiversity using the documents referred to in Policy E.3.3(4)(3)
- (2A) assessment criteria for other stream works (A8):
- (a) The mitigation or offset measures proposed to ensure no net loss of biodiversity using the documents referred to in Policy E.3.3(4)(3).
- (3) assessment criteria for Local Centre:
- (a) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian connection is provided between the Local Centre and the land to the south.
 - (b) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
 - (c) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi river, riparian corridors and the bush backdrop of the Dome hills.
 - (d) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.
- (4) Staging or timing of transport infrastructure and services.
- (a) The extent to which the traffic generated by the development is consistent with the Traffic Impact Assessment undertaken at the time the precinct was live-zoned and any additional traffic can be accommodated on the network.

- (b) The extent to which any staging of development is required due to the coordination of the provision of infrastructure.
- (5) Wastewater connections.
- (a) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth North to be provided in an efficient and comprehensive way.

I552.9. Special information requirements

- (1) An application for subdivision or development in the Local Centre must be accompanied by:
 - a. An urban design assessment demonstrating how the development meets the matters stated in Objective I552.2(1)d; Policy I552.3(6) and Standard I552.6.3.

I552.10. Precinct plans

I552.10.1. Precinct Plan 1 – Warkworth North Precinct Plan

I552.10.2. Precinct Plan 2 – Multi Modal Transportation Connections and Open Space

I552.10.3. Precinct Plan 3 – Sub-Precinct A Streams and Wetlands